



## COUNCIL MINUTES

January 21, 2010

The City Council of the City of Mesa met in a Study Session in the lower level meeting room of the Council Chambers, 57 East 1st Street, on January 21, 2010 at 7:31 a.m.

### COUNCIL PRESENT

Alex Finter  
Dina Higgins  
Kyle Jones  
Dennis Kavanaugh  
Dave Richins

### COUNCIL ABSENT

Mayor Scott Smith  
Scott Somers

### OFFICERS PRESENT

Christopher Brady  
Debbie Spinner  
Linda Crocker

Vice Mayor Jones excused Mayor Smith and Councilmember Somers from the entire meeting.

#### 1. Review items on the agenda for the January 25, 2010 Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflicts of interest: None

Items removed from the consent agenda: 6a

#### 2. Hear a presentation, discuss and provide direction to update the conceptual use plan and cost estimate for the former Federal building at 26 North Macdonald Street.

Deputy City Manager/Acting Arts and Cultural Director Kari Kent displayed a PowerPoint presentation **(See Attachment 1)** and stated that staff is seeking Council direction to determine whether there is interest in staff working with various stakeholders, including the Mesa Historical Society (MHS) and the Arizona Museum of Natural History (AzMNH), to pursue an updated conceptual use plan and cost estimate for the former Federal building. She briefly highlighted a map illustrating the location of the property in the City's Downtown Arts and Cultural District (See Page 3 of Attachment 1) and also displayed photographs of the building. (See Pages 4 and 5 of Attachment 1)

Ms. Kent reported that the Federal building, which was constructed in 1936, was originally used as Mesa's Post Office until the 1970's, at which time it housed various Federal offices and was used for storage. She explained that because of the age of the structure, it is eligible for listing

on the National Register of Historic Places. Ms. Kent noted that if future structural renovations were made to the building, it would be necessary for the Arizona State Historic Preservation Office to approve such plans.

Ms. Kent advised that in 2002, the City of Mesa acquired the former Federal building at no cost through the "Federal Lands to Park Program." She noted that the City submitted a detailed application to the Department of Interior, which included short-term and long-term uses for the property. Ms. Kent advised that in the short-term, the AzMNH would use the building for archeological exhibition preparation and storage. She added that with regard to long-term uses, the City identified various partnerships through Mesa's museums, libraries and the MHS not only to provide exhibition preparation and storage, but also public uses (i.e., space for exhibitions, classrooms and meetings).

Ms. Kent further commented that in 2005, the City retained an outside consultant to document the Federal building's condition and provide a preliminary cost estimate for the short and long-term goals. She noted that the building, which has 12,100 square feet of storage and/or programmable space, was determined to be structurally sound and has 37 parking spaces. Ms. Kent said the analysis further noted that if the building were used only for storage, maintenance repairs were estimated at \$325,000 and if public uses were included, an additional \$930,000 would be required for renovations/Code-related upgrades.

Discussion ensued relative to the fact that in June 2009, the City abated most of the Federal building's asbestos, at a cost of \$91,000; that such costs were funded through Cultural Impact fees; and that minor abatement (less than \$5,000) remains around the window seals and in the ceiling.

Ms. Kent reported that the AzMNH is the existing tenant in the former Federal building and uses the facility for archaeological exhibition preparation and storage. She explained that the museum staff envisions the building as an opportunity for additional public uses and educational exhibits.

Ms. Kent indicated that in the short term, the City is working with the MHS to relocate its "Play Ball" exhibition from the Mesa Historical Museum in Lehi to temporarily share space with the Arizona Museum for Youth (AMY) in downtown Mesa and also to display some of its historical collections at existing City facilities. She said that the MHS's long-term vision includes a presence in the Arts & Cultural District in order to share its heritage resources with the community.

Ms. Kent also reminded the Council regarding its Quality of Life Strategic Initiative, which was to continue to support arts and cultural programs, for example, by finding ways to strengthen the Mesa Historical Museum through local partnerships and considering the reuse of the former Federal building.

Ms. Kent concluded her presentation by seeking Council direction relative to the following items: 1.) Staff would retain an outside consultant, at an estimated cost of \$25,000 (funded through Cultural Impact fees) to update the 2005 building analysis, including updated estimates of the associated capital costs; 2.) Staff would facilitate a work session with interested stakeholders to create a conceptual programming plan for the building. She stated that information obtained throughout this process would be presented to the Council at a future time.

In response to a question from Vice Mayor Jones, City Engineer Beth Huning clarified that it would be necessary for the City to retain an outside consultant in order to “program the space” in the Federal building. She explained that since the 2005 building analysis, the environmental remediation has been completed and said that it may be appropriate to implement certain interior structural changes.

Vice Mayor Jones stated that he would assume the first step in the process would be for staff to facilitate the work session with the stakeholders, after which time the consultant would begin to program the space in the Federal building.

Ms. Huning confirmed Vice Mayor Jones’ statement.

Councilmember Kavanaugh offered a brief historical overview of the City’s efforts in 2002 to acquire the former Federal building. He noted that the application submitted by the City and its partners stated that the City would consider long-term uses of the building for storage and exhibits, which were factors in the Federal government’s decision to transfer the property to the City of Mesa. Councilmember Kavanaugh also commented that it was appropriate at this time to consider how the space in the building could be programmed and to address remediation issues that should be completed in order to move the project further along.

Councilmember Richins expressed support for staff’s proposal and said that the reuse of the former Federal building would be a great opportunity for the City to demonstrate its continued leadership in the downtown area.

Councilmember Finter concurred with the comments of his fellow Councilmembers. He also suggested, as a possible option, that the City consider the sale of the Mesa Historical Museum property in Lehi and that the proceeds be used as a funding mechanism for updating the Federal building. Councilmember Finter added that in his opinion, it is important that Mesa’s history be preserved.

Vice Mayor Jones stated that it was the consensus of the Council that staff move forward with their proposal.

Vice Mayor Jones expressed appreciation to staff for the presentation.

3. Hear reports on meetings and/or conferences attended.

Councilmember Kavanaugh:	Maricopa Association of Governments (MAG) Human Services Coordinating Committee meeting
Councilmember Higgins:	Participated as a speaker at the MLK Candlelight Service; MLK Parade
Vice Mayor Jones:	MLK “Day of Service” in District 4; Banner Heart Hospital Dedication; “You Are the Artist: Artwork from the Spirit of the Studio” Exhibition at the Arizona Museum for Youth; METRO Board of Directors meeting

4. Scheduling of meetings and general information.

City Manager Christopher Brady stated that the meeting schedule is as follows:

Thursday, January 21, 2010, 5:00 p.m. – Public Meet and Greet for Police Chief Candidates

Saturday, January 23, 2010, 10:00 a.m. – 10<sup>th</sup> Annual Mesa Historic Home Tour

Saturday, January 23, 2010, 10:00 a.m. – MACFest

Monday, January 25, 2010, 2:00 p.m. – City Council Meet and Greet for Police Chief Candidates

Monday, January 25, 2010, TBA – Study Session

Monday, January 25, 2010, 5:45 p.m. – Regular Council Meeting

Thursday, January 28, 2010 – Study Session – Cancelled

Thursday, January 28, 2010, 7:30 a.m. – Mayor's Breakfast

5. Items from citizens present.

There were no items from citizens present.

6. Convene an Executive Session.

It was moved by Councilmember Finter, seconded by Councilmember Richins, that the Council adjourn the Study Session at 8:12 a.m. and enter into Executive Session.

Vice Mayor Jones declared the motion carried unanimously by those present.

- a. Discussion or consultation with the City Attorney in order to consider the City's position and instruct the City Attorney regarding the City's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation. (A.R.S. §38-431.03A(4))  
Discussion or consultation with designated representatives of the City in order to consider the City's position and instruct the City's representatives regarding negotiations for the purchase, sale or lease of real property. (A.R.S. §38-431.03A(7))

1. Chicago Cubs Spring Training

7. Adjournment.

Without objection, the Executive Session adjourned at 9:10 a.m.

---

KYLE JONES, VICE MAYOR

ATTEST:

---

LINDA CROCKER, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 21<sup>st</sup> day of January, 2010. I further certify that the meeting was duly called and held and that a quorum was present.

---

LINDA CROCKER, CITY CLERK

pag  
Attachment (1)